



Curry Brandaw Architects

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PARTNERSHIP

YORKTOWN CONGREGATE CARE FACILITY YORKTOWN, VA

CONCEPT

The Congregate Care Facility is a 118-suite facility for seniors. Our concept is designed for those who are still ambulatory, but in need of some support. Private rooms afford the advantages of independent living while the services included provide support, security and friendship. The private suites include studio, one and two bedroom versions. Each is similar to a conventional dwelling unit except a kitchen is not included.

Services include three prepared meals daily, housekeeping, laundering, private bus transportation and various activities. Staff is "in house" 24 hours a day. The monthly rent payment covers the private room, all services and utilities.

Typically our resident will be a single person in their late 70's or 80's. Approximately 10% of the rooms will be rented by couples making a total building population of 127. Fewer than 25% of the residents will be driving their own cars.

TRAFFIC

To help you understand the traffic loadings, we have prepared these estimates based on 115 suites:

- 10 service trips per day
- 8 van trips
- 78 resident trips (20% may have cars; 3 trips per day each)
- 52 visitors to residents (if 20% have visitors per day)
- 40 other visitors per day
- 24 staff trips per day to and from work

This would result in an average total of 212 trips generated per day by the retirement residence.

These numbers are based upon the "Congregate Care Facility (252)" classification from the Institute of Transportation Engineers "Trip Generation" report, which states a 2.15 average Trip Generation per suite per day. The total number of Peak Hour trips (a.m. and p.m.) would be approximately 30. This report concludes that our project would generate only 35% of the total trips per day of a standard apartment building.

PARKING

Because most of our residents do not drive, we provide private van transportation for their use. The van is available to take the residents to places they need to visit, such as banks, medical offices, shopping areas, etc.

Normally we request a parking ratio of .50, or one parking space per two suites. Holiday Retirement Corp. has developed over 200 retirement residences. Experience from this extensive portfolio has shown that .50 parking space per suite is adequate for our residents, staff and visitors.

The parking ratio allows us to increase landscaping and open space to create a better residential environment for our residents and adjacent property owners.

SITE DESIGN

Neighborhood compatibility is achieved in the site planning and building design. The wing ends and building center step down from three to two and one story. This arrangement provides for privacy and a gentle change of scale. Care is taken to minimize the impact to the existing community.

BUILDING DESIGN

The exterior siding materials will include stucco or brick/stone with horizontal siding. The roof will be architectural composition shingle.

The building interior design has common areas for a variety of uses. There will be a common dining room and kitchen for shared meals. There will be a multi-purpose room, beauty shop, crafts room, TV room, lounges and an exercise room. The circulation will be organized around a central atrium.

Residents will be able to contact the manager with both emergency pull cords and voice communications in each room. The building will be fully fire sprinklered.

The site is to be extensively landscaped. Usable outdoor spaces include extensive lawn and a partially covered patio off the craft/exercise room. There will be paths, which connect all exits from the building to provide walking areas for the residents.